

REPORT - PLANNING COMMISSION MEETING
April 24, 2003

Project Name and Number: Gupta Residence Revision (PLN2003-00233)

Applicant: Kartik Patel

Proposal: To consider a Planned District Minor Amendment to allow a cast balustrade where wrought iron was originally approved and to allow the incorporation of an additional stone veneer material on the terrace walls.

Recommended Action: Either approve the project, or deny the project.

Location: 45661 Montclair Terrace, Mission San Jose Planning Area

Assessor Parcel Number(s): APN 513-0265-034-00

Area: 2.13 Acres

Owner: Hemant Gupta

Agent of Applicant: N/A

Consultant(s): Kartik Patel and Gary Hill, Architects

Environmental Review: This project is categorically exempt from CEQA review per Section 15301, Existing Facilities.

Existing General Plan: Low Density Residential, 2-3.5 Units/Acre

Existing Zoning: Residential Planned District, P-96-12(H) and P-96-12(H)(R)

Existing Land Use: Single-family house currently under construction.

Public Hearing Notice: Public hearing notification is applicable. A total of 27 notices were mailed to owners and occupants of property within 300 feet of the site. The notices to owners and occupants were mailed on April 14, 2003. A Public Hearing Notice was delivered to The Argus on April 9, 2003 to be published by April 14, 2003.

Background and Previous Actions: On June 18, 1996, the City Council approved P-96-12 (Montclair II), to allow a 17-lot subdivision for single-family homes. Condition A-2 for the Planned District requires that all plans for new homes be reviewed and approved by the Planning Commission.

On October 25, 2001, the Planning Commission continued the project after neighbor concerns regarding height and massing, directing the applicant to redesign the building. On December 13, 2001, the Planning Commission approved Planned District Minor Amendment PLN2001-00367 to allow the construction of the redesigned 8,793 square foot house, including garage, at this location (approved elevations enclosed, Planning Commission Minutes enclosed). On May 23, 2002, a building permit was issued by staff for the house, the design of which was in substantial conformance with that approved by the Planning Commission.

Project Description: During the Development Organization/building permit review process, the applicant proposed two modifications to the plans approved by the Planning Commission; first to add an alternative stone veneer to the rear patio rather than the approved travertine, and second to replace the originally proposed wrought iron railings with a cast baluster. Staff has referred the proposal to the Planning Commission for review because the proposal, particularly the cast baluster, creates a different visual effect from that originally approved.

When the project originally went to the Planning Commission, it was approved with a slate veneer treatment for the majority of the house. During the building permit review process, the architect proposed travertine stone veneer due to concerns over the color 'leaking' from the slate. Because the overall visual effect is very similar (including color), and because the travertine is also of a high quality finish, staff approved this change during the Development Organization review process.

Project Analysis:

- **General Plan Conformance and Zoning Regulations:** The existing General Plan land use designation for the project site is Low Density Residential, 2 to 3.5 dwelling units per acre. The property is zoned Planned District (P-96-12(H) and P-96-12(H)(R)). The house is in conformance with applicable General Plan and Zoning requirements. The proposed architectural detailing modifications do not affect overall conformance of the project with these requirements.

Design Analysis:

- **Architecture:** The architect described the approved architectural style of the house as a contemporary interpretation of two closely related architectural styles – Mission and Spanish Eclectic. This contemporary interpretation of these traditional styles does in fact incorporate many of the features that typically define these styles. Elements that draw from the Mission Eclectic vocabulary include the red concrete tile roof, quatrefoil window, arched dormers, symmetrical facades, and the deeply recessed windows and entry, which suggest thick wall construction. The residence also draws upon the Spanish Eclectic style by including a low-pitched roof with minimal eave overhangs, an arched main entry, and the two-story covered porch.

While the house does include traditional elements, the home is contemporary in its expression. Responding to the constraints of the project site, the home has three distinct facades. The two "public" sides of the house consist of a formal entry façade and a formal downhill "view" façade, while the rear façade is the informal "private" façade. The approved materials and colors are earth tones – beige stucco and travertine veneer and burnt red roof materials – which are compatible with the hillside location.

The approved architecture included the travertine veneer treatment at the patio walls, as visible on the west elevation. The applicant is now proposing to replace the travertine at this location with a "cultured stone" material. Although this is a new material not introduced elsewhere on the project, staff believes that overall it is appropriate. The patio walls are separate from the main structure and tie the house to the exterior yard. By providing a more random, textured stone treatment than the formal, smooth travertine originally approved, the proposed stone material could serve as a transition between the formal house and the more informal, natural rear yard. Furthermore, the proposed colors of the cultured stone integrate with the color scheme of the house while also containing brown and grey hues that again will help transition between the structure and the yard.

The second proposed modification is to replace the originally approved wrought iron railing with a cast baluster. The original wrought iron proposal was geometrically patterned with interlocking rectangle, square, and diamond shapes, and coordinated well with the overall contemporary architectural style detailed above. The applicant is now proposing a much more formal appearing precast fiberglass baluster, set no more than four inches apart at any point due to applicable building codes, which would be covered with cement plaster and painted. Similar styled precast balusters can be found on many Mission style homes (although usually not on traditional Spanish style homes, which have wood or iron railings), and are located on numerous houses in the Fremont hillside. If the Planning Commission wishes to approve this modification, it should indicate that the proposal is compatible with the approved contemporary architecture of the house.

Environmental Analysis: This project is categorically exempt from CEQA review per Section 15301, Existing Facilities.

Response from Agencies and Organizations: Staff had received no outside comment at the time of publication of this report.

Enclosures: Exhibit "A" Typical elevations
Typical elevations approved previously under PLN2001-00367 (Informational)
Applicant statement dated March 26, 2003 (Informational)
October 25, 2001 Planning Commission Minutes (Informational)
December 13, 2001 Planning Commission Minutes (Informational)

Exhibits: Exhibit "A" Typical elevations
Exhibit "B" Color and material sample board
Typical elevations approved previously under PLN2001-00367 (Informational)
Color and material sample board approved previously under PLN2001-00367 (Informational)

The applicant indicated that a sample of the proposed cast baluster would be provided at the Planning Commission review.

Recommended Actions:

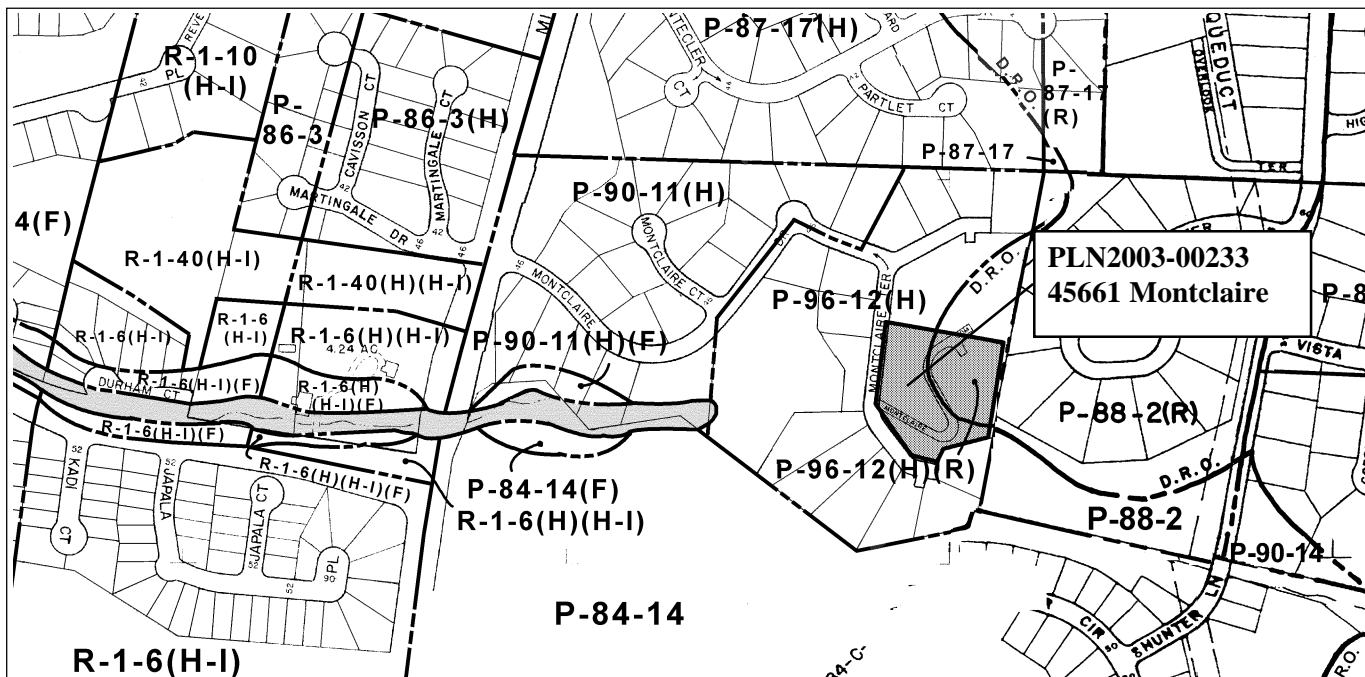
EITHER

1. Hold public hearing.
2. Find the project is categorically exempt from CEQA review per Section 15301, Existing Facilities.
3. Find PLN2003-00233 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use Chapters as enumerated within the staff report.
4. Approve PLN2003-00233, as shown on Exhibit "A" and Exhibit "B".

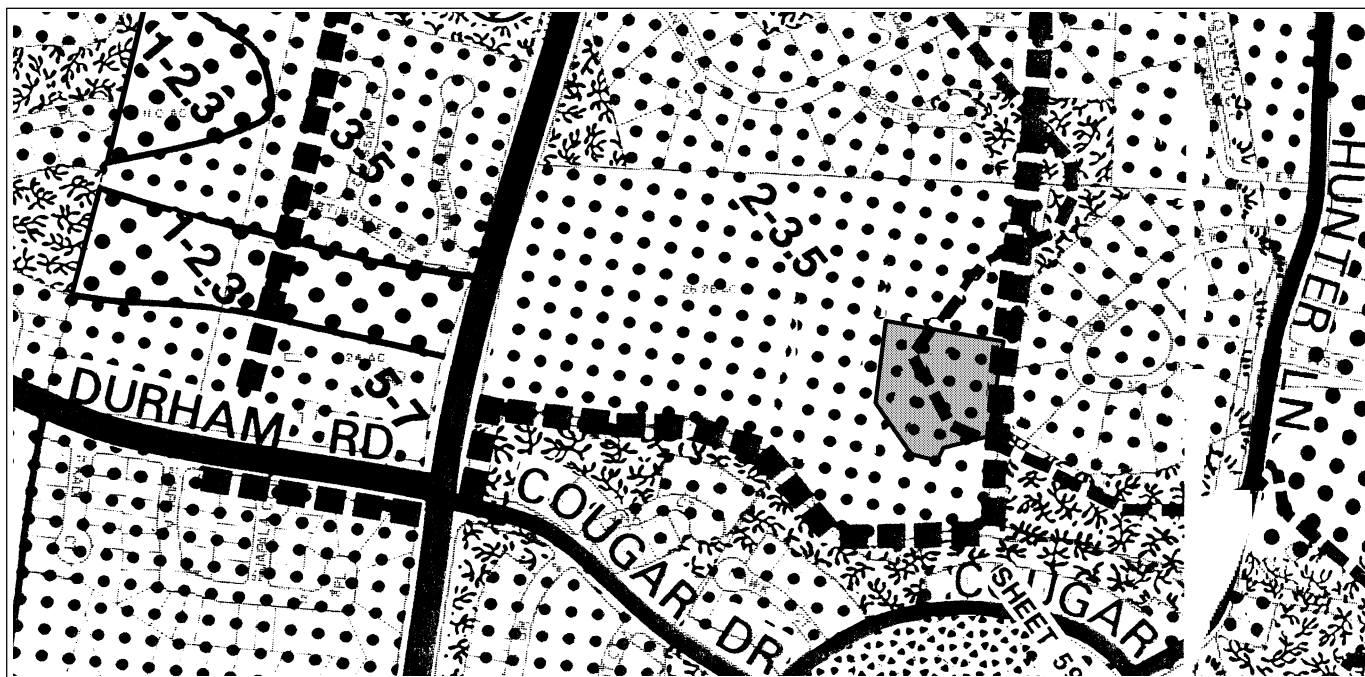
OR

1. Hold public hearing.
2. Deny the project.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number:	PLN2003-00233 (PD Minor Amend)
Project Name:	Gupta Res. Revision
Project Description:	To consider a Planned District Minor Amendment reviewed by the Planning Commission to allow a cast balustrade where wrought iron was originally approved and to allow the incorporation of an additional stone veneer material.

Note: Prior arrangements for access are not required for this site.



A horizontal scale bar with a total length of 500 feet. The bar is divided into two equal segments of 250 feet each. The left segment is white, and the right segment is black. Above the bar, the text "1" = 500'" is written. Below the bar, the left end is labeled "0'" and the right end is labeled "500'".